

MOTION BY SUPERVISOR YVONNE BRATHWAITE BURKE OCTOBER 21, 2003

The County owns a parcel of land comprising 49,500 square feet and improved with a two-story concrete office building located at 4920 South Avalon Boulevard, Los Angeles. The subject building contains 26,822 rentable square feet along with a total of 54 on-site surface parking spaces. At the present time there are no County Departments occupying the property which is considered surplus to any present or foreseeable County needs.

Avalon-Carver Community Center (ACCC), a non-profit corporation, which has occupied the majority of the site since 1981, has requested the County transfer the property to ACCC. This will allow ACCC to make immediately needed repairs to the facility while continuing to provide social services to the local community in critically needed areas such as alcohol/drug counseling, intake/screening, arts and crafts, cooking classes, recreation classes, child care, and senior citizens and volunteer programs. A portion of the facility is occupied by the Bay Area Addiction Research & Treatment, Inc. (BAART), which provides community services for drug addiction under a separate lease with the County.

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MOTION

MOLINA	_____
YAROSLAVSKY	_____
KNABE	_____
ANTONOVICH	_____
BURKE	_____

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I, THEREFORE, MOVE THAT THE BOARD:

1. Make a finding that the property located at 4920 South Avalon Boulevard, Los Angeles (Supervisory District 2) is surplus to any present or foreseeable County needs.
2. Make a finding that the proposed direct sale of this surplus property is categorically exempt from CEQA pursuant to Class 12, of the County's Environmental Document Reporting Procedures and Guidelines.
3. Make a finding that the social services provided by ACCC to the local community serve public purposes which benefit the County.
4. Approve the sale of the subject property to ACCC for the sum of FIVE HUNDRED EIGHTY SIX THOUSAND FIVE HUNDRED DOLLARS (\$586,500) subject to the following conditions and deed restrictions:
 - a. That no later than six months from the transfer of the subject property, ACCC will replace the entire roof of the facility at an estimated cost of \$56,000.
 - b. ACCC will assume the obligations of County under the lease between County and BAART entered into on 12-27-2001 and will abide by all its terms and conditions provided, however, that upon expiration of said lease, the entire property shall be used exclusively by ACCC for providing community services.

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- c. That at all times and under all conditions said property and services shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to residents of incorporated area not equally accorded residents of unincorporated territory.
 - d. The quitclaim deed shall contain a default remedy that if the property is not used for non-profit community services, that all right, title and interest in and to said property shall revert back to the County after the County gives a 30-day written notice to ACCC.
 - e. The deed shall also contain a County option to waive its right of reverter in exchange for 50 percent of the increase in the fair market value of the property should ACCC decide to sell the property to another non-profit in the future.
- 5. Authorize the Chief Administrative Office (CAO) to negotiate terms and conditions of the sale including a note secured by a deed of trust.
 - 6. Instruct the CAO to execute a sale and purchase agreement and other related documents after review and approval by County Counsel.
 - 7. Instruct the Chairman to execute a quitclaim deed when prepared by the CAO, after review and approval by County Counsel.

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